



City of Saint Charles
Ward 3
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WARD 3 NEWS

August 25, 2010

This edition of the newsletter includes an update on the Streets of St. Charles construction, kudos for a non-profit organization located in Ward 3, an update on Rose Property and information regarding on-going and future projects in the City- including the proposed Riverwalk Development, the Strategic Plan, the 2010 Census and an interesting article about “Going Green.”



UPDATE: Construction at Streets of St. Charles

Situated on the former site of Noah’s Ark Restaurant & Hotel, over \$100 million of construction is underway at Streets of St. Charles.

Site grading is proceeding at a rapid pace with 2,500 cubic yards of dirt being hauled off site each day. On the heels of this work, the installation of the site infrastructure will begin. This includes the underground utility services, roadways and landscaping.

Two buildings are slated for the first phase of construction. The first is a 300,000 square foot, five story structure that contains 196 luxury apartment units and 50,000 square feet of retail shops and restaurants. The other is a 120,000 square foot building with three levels of office space above ground level restaurants and shops.



Construction is in Full Swing at Streets of St. Charles

Streets of St. Charles will incorporate many sustainable design elements. One of the central features is a wide, landscaped boulevard that will not only serve as an interactive people gathering space; it will also act as a rain garden that collects storm water that would otherwise be deposited into the City’s storm water

UPDATE: Construction at Streets of St. Charles (continued)

system. This water will be naturally filtered and used to irrigate trees and plants. Other green features are permeable roadway surfaces, which will reduce water run-off, and energy efficient street lighting.

There is a great deal of excitement and anticipation about the many amenities Streets of St. Charles will bring to the City, including fashion and specialty shops, restaurants ranging from casual to fine dining, a bowling alley, a cinema, a fitness and wellness center, first class office space, luxury residences and several hotels. Another important benefit of the development is the many jobs it will create. Hundreds of construction workers will be an economic boom for the surrounding area. When Streets of St. Charles opens in 2011, there will be a demand for many, many permanent jobs.



A 3-D projection of the completed Streets of St. Charles project



WARD SPOTLIGHT: Leftovers, etc.

Leftovers, etc. was awarded a grant from the City to continue their efforts to improve our community! Located in Ward 3, Leftovers, etc. is a community-based educational and environmental resource and learning center that provides free/affordable school supplies for use as learning tools to public and private school educators, home school educators, early childhood educators and organizations working with low-income parents.

Now in its 13th year of operation, Leftovers, etc. offers a variety of programs, such as:

- A “Learn & Earn” Scouting program providing more than 1,000 Scouting workshops during the Scout year
- A Home School Enrichment Center that provides a wide-range of activities to enhance and aid home school families with their studies
- A Performing Arts Center that provides dance, music and theatre activities
- An Adult Leisure & Recreational Center offering a variety of activities, from scrapbooking to ballroom dancing lessons

WARD SPOTLIGHT: Leftovers, etc. (continued)

- An e-Bay store that ships egg cartons, coffee cans, paper towel tubes and many other items throughout the country
- Field trips and outreach services for all school levels, home school groups, church groups and early childhood centers
- A skill-building program for St. Charles City and County mentally and physically challenged residents

Leftovers, etc. will be hosting an open house on Sunday, December 12, 2010 at 1:00pm. Stop by and learn more about this great organization! Visit <http://www.leftoversetc.com/> or call 636-946-9776 for more information.

**UPDATE: Rose Property (Apartments)**

Rose is scheduled to start demolition of the existing structures within the next couple of days and will be doing some minor grading work to secure the area once demolition is complete. The contractors know to use the entrance on River Road or Fairgrounds Road, therefore Rio Vista will not be an access point.

**AWARD: St. Charles Crime Stoppers**

St. Charles Crime Stoppers is an organization that raises money to provide rewards/incentive money to solve local crimes. They honor citizens and police officers that have gone “above and beyond” to keep our citizens and property, safe.

They had a wonderful banquet on Wednesday, May 19, 2010 and honored the following folks:

- In Ward 3 Richard and Tammy Lueders who live in Talbridge, notified police that there was someone loading building material from a home under construction, into a vehicle. Because of their quick action, the police apprehended the suspected thieves.
- The Civilian Employee of the Year Awards went to John Fisher, Public Safety Mechanic for the Police Department and Teresa Gilly, who leads the Animal Control Department. She has saved and placed over 600 animals.
- Police Officers who were awarded Outstanding Performance Awards were Steve Everingham, David McNown, Paul Price, and Tom Wilkison. We are fortunate to have them!
- David Bauer received the Career Achievement Award. Officer Bauer initiated the Mounted Patrol and trains officers all over the St. Louis area. He is often seen at festivals and on Main Street on one of the four horses he trains and cares for.

Congratulations to all of the recipients!

**Have a problem, but don't know who to call?**

Do you want to report an issue or concern, but aren't sure who to contact? Check out the “Who to Call” information sheet on the City's home page under the “Resident” section of the City website. This form will assist you with the department names and numbers should you need assistance.



HEADS UP!!! Blanchette Bridge west bound complete shut-down for rehab in 2012.



UPDATE: Community Center

As you may know from the press release to the Post and Journal, we will not be building the Community Center at this time. The City Council has formed a task force to explore other options for a Community Center.



PROJECT TIMELINE: Pearl Ridge

Anticipated Timeline for remaining work:

Spring 2010: Project need was revisited by City Council and split into two phases – Phase I: Basin Grading & Pump Station Structure. Phase II: Offsite Force Main & Stream Stabilization (requires County permit which includes & additional easements).

Summer 2010: Phase I Construction – Anticipate 6 months necessary for construction.

Winter 2010: County Approval, Army Corps of Engineers and MDNR permit must be obtained. Additional easements must be obtained prior to City Council approval.

Spring/Summer 2011: Phase II Construction - Anticipate 9 months necessary for construction.



Going Green in St. Charles - What does this mean?

The City of Saint Charles is at the forefront in adopting a code for future sustainability (or “Going Green”) development in our Community. Notes from City Engineer Kevin Corwin may help in understanding the efforts for making our City sustainable in the near future:

In 2007, the City of Saint Charles contacted Enterprise Communities (www.greencommunitiesonline.org) to move public and private organizations toward a common goal of bringing sustainable development practices to St. Charles County. As a result, the City has become the first community in the area to volunteer for adopting an exemplar of a “green” or sustainable code through Partners for Progress (PfP). PfP is a public policy civic group in Saint Charles County now consisting of the Economic Development Center (EDC), local municipalities and area development and home-building companies.

In combination with the efforts at PfP, key sustainable initiatives are called for by the City of St. Charles, Missouri, Strategic Plan. Spending more than a year in development, the group of citizens and government officials who drafted the Strategic Plan foresaw sustainability as a critical part of the City's future. The strategies of both the City and the region now coalesce in the development of a sustainable city code in the City of St. Charles.

Over this past year, Councilmember Laurie Feldman, City staff, and PfP members developed the goals, scope, and recently, a complete draft of a sustainable city code that can be used as a model in other communities. The Mayor of Saint Charles recently received an award from PfP for the City's participation in the sustainable code development. On October 20, 2009, this draft code was presented to the City Council along with new State mandated storm water quality requirements. The purpose of the sustainable code is to encourage the use of sustainable technology and building practices by providing incentives to the development community. This is accomplished through a scoring system that awards points for a variety of practices within the following areas:

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|----------------------|---|
| 1. Site Development | 5. Material Efficient Framing & Structure |
| 2. Waste Management | 6. Sustainable Products |
| 3. Energy Efficiency | 7. Indoor Air Quality |
| 4. Water Efficiency | |

Going Green in St. Charles - What does this mean? (Continued)

The total of all the points accumulated allow a project to achieve one of three graduated tiers that determine the extent of the incentives to be claimed. These incentives come in three general categories:

- Site Efficiencies – Gaining more developable site
- Expedited Permit Process – Time reductions in the permit process
- Monetary Relief/Fee Reductions – Savings on permitting and development fees

The key to this system is providing developers and builders incentives for the use of sustainable practices without mandating costly requirements into their projects. It is an optional plan with enough incentives to entice developers and companies to make environmentally responsible choices without destroying their bottom-line. Through flexibility and creativity on the part of both the City and the development community, codes and building practices of today are making a difference in the City's tomorrow.

**Solicitors**

The Code of Ordinances of the City of St. Charles regulates door-to-door solicitation.

- Any person, except a minor, who desires to solicit donations or sales door-to-door through your neighborhood, must first register with the Police Department and submit to a background check.
- A person who passes the background check and meets all of the other requirements of the Code is issued a permit which they must display while soliciting in the City.
- Permitted solicitors may not solicit between the hours of 7:00 p.m. or one-half hour before dusk, whichever is later, and 8:00 a.m. of any day of the week, or on Sundays or legal holidays.
- A solicitor may not solicit at any residence where a sign is displayed which contains the words “No Soliciting”, “No Solicitors”, or similar words indicating that soliciting is prohibited.
- In the event you have posted your residence with a “No Soliciting” or “No Solicitors” sign and a solicitor disregards or ignores the sign, you should contact the Police Department.

The City Clerk's Office has “No Solicitors” stickers available to City residents. If you or your Home Owners Association would like to receive a sticker, please contact the City Clerk's Office by calling 636-949-3282 or you may contact me calling 636-946-4749 or email me at Laura.Feldman@stcharlescitymo.gov.

**NEIGHBORHOOD MEETING APRIL 21, 2010: Report from a Community Member**

Vision for St. Charles Ward 3

Introduction: Plans are in progress for the City of St. Charles and Ward 3. Our Councilwoman, Laurie Feldman, Vice-President of the Council, has been instrumental in shaping a vision for our city's future. Your trustees were briefed by developers of various projects at an April 2010 Ward 3 meeting. It is important to note that the City of St. Charles is virtually landlocked. Therefore, any future development will be in the areas adjacent to the Missouri River.

1. Edward Rose Apartments at Friedans and South River Rd. called Creekstone Falls
 - To be completed in 2013 with 13 3-story multi-family buildings
2. Streets of St. Charles on the old Noah's Ark property
 - Multi phases to open mid 2011
 - Includes retail stores, 500 apartment and condo housing, office space and theatre promised to be distinctly different from shops currently available in other shopping areas
 - QT store to rebuild behind the current one at 5th & I-70

NEIGHBORHOOD MEETING APRIL 21, 2010- Report (continued)

3. Harbor San Carlos (named after the original 1700's Spanish king of this area before the French who became the origin of many names in the city)

- 300 acres including the sand Bangert Island that used to be in the Missouri river in 1958 but now abuts the shore. The Corp of Engineers will restore this area to its 1958 contour. This whole area is already called the Great River Greenway Regional Parkway recognizing the importance of the Missouri and Mississippi watersheds in its size and in its strategic placement in middle America
- In 4 phases, it will be a 1Billion dollar project:
 - Phase I: Develop Bangert Park with trails and 4 public walkway bridges
 - Phase II: Channel dug to the original placement creating also a seawall built to accommodate floods
 - Phase III: Residential construction & hotel
 - Phase IV: Marina, residential and retail buildings

The vision for this area is one of an international attraction where people can actually touch the river! (Think San Antonio water way) It will be finished in 2020.

NOTE: The city requires a certain square feet of property to be leased before it approves the building of the structures to avoid any empty developments with grand ideas but few tenants.

4. Road Improvements:

- I-70 & 5th Street. Completed 2010
- Zumbahl & Friedens – Widened Right Turn Lane, & Center Lane. Completed 2010
- First Capitol & West Clay. Completed May 2010
- Fifth Street/Veterans Memorial. MoDOT will improve by 2011

The City website is a great resource for staying current on activities in St. Charles.
Visit the City website at www.stcharlescitymo.gov.

Warm Regards,

Laurie